

1 **1.1 Maximum Density**

2 A. General density. The maximum density within the boundaries of a C.U.P. shall be
3 calculated as follows:

- 4 1. AG Agriculture District - 0.055 dwelling units per acre.
- 5 2. AGR Agriculture Residential District - 0.27 dwelling units per acre.
- 6 3. R-1 Residential District - 3.87 dwelling units per acre.
- 7 4. R-2 Residential District - 5.80 dwelling units per acre.
- 8 5. R-3 Residential District - 6.96 dwelling units per acre.
- 9 6. R-4 Residential District - 13.93 dwelling units per acre.
- 10 7. R-5 Residential District - 29.04 dwelling units per acre.
- 11 8. R-6 Residential District - 48.40 dwelling units per acre.
- 12 9. R-7 Residential District - 62.23 dwelling units per acre.
- 13 10. R-8 Residential District - 79.20 dwelling units per acre.

14 B. Cluster density. The number of dwelling units per acre within the boundaries of a
15 C.U.P. shall not exceed the following cluster density:

- 16 1. AG Agriculture District - One (1) dwelling unit per acre with community
17 sewer and water systems. However, if the individual septic tank and tile field
18 sewer system is used it shall be constructed and installed in accordance with
19 Chapter 24.38 of the Lincoln Municipal Code.
- 20 2. AGR Agricultural Residential District - Three (3) dwelling units per acre
21 with community sewer and water systems. However, if the individual septic
22 tank and tile filed system is used it shall be constructed and installed in
23 accordance with Chapter 24.38 of the Lincoln Municipal Code.
- 24 3. R-1 and R-2 Residential District - 12 dwelling units per acre.
- 25 4. R-3 Residential District - 25 dwelling units per acre.
- 26 5. R-4 Residential District - 30 dwelling units per acre.
- 27 6. R-5 Residential District - 45 dwelling units per acre.
- 28 7. R-6 Residential District - 75 dwelling units per acre.

29 The area of adjacent open space within the community unit plan may be added in
30 computing the permitted cluster density only if:

- a. The open space bounds the area of the cluster on one or more sides;
- b. The open space was not used for the computation of density in another cluster
- c. The open space is reasonable accessible by pedestrians from 75 percent of all dwelling units within the cluster
- d. The open space is not separated from the cluster by a public street, highway, private roadway, driveway, a streambed or railroad when they act as barriers by reason of traffic volume, physical characteristics or adverse ownership pattern where easement area not acquired.

C. If the property within the boundaries of a C.U.P. is located in more than one zoning district, the maximum density and number of dwelling units per acre within each zoning district shall be calculated as provided in 1.1.A above and added together to arrive at the total maximum density and number of dwelling units per acre for the C.U.P. The maximum density and number of dwelling units per acre for any individual zoning district may be transferred to and located within any other R-1 through R-8 zoning district within the boundaries of the C.U.P. provided the total maximum density and number of dwellings units for the C.U.P. is not exceeded.